

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and now is a part hereof, hereby petition for a Variance from Section 409.2 b. to permit 117 spaces in lieu of the 158 required 158 spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) First floor level of Proposed plan calls for conversion of rear section of existing building from warehouse into furniture retail display and sales area. Limited site area precludes addition of any parking spaces to the existing 117 spaces. Furniture sales require large display areas and transactions are in high dollars per sale. In 19 years of operation, the 66 spaces in the front and along the west side of the building have been more than adequate for employees and customers.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: John B. Howard
(Type or Print Name)
Signature: _____
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111
Legal Owner(s): Harwood Realty Corporation
(Type or Print Name)
Signature: George S. Gardiner
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: George S. Gardiner
1930 E. Joppa Road
Towson, Maryland 21204 828-8200
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of February 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of April 1982 at 9:45 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Joppa Rd., 158'
W of Green Pasture Dr.,
9th District : OF BALTIMORE COUNTY

HARWOOD REALTY CORPORATION Case No. 82-213-A
PETITIONER

ORDER TO APPEAR

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmermann
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 18th day of March, 1982, a copy of the foregoing Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 19, 1982

OFFICE OF PLANNING
111 West Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NICHOLAS B. CONNODARI
Chairman

MEMBER
Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Transportation

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

RE: Item No. 131
Petitioner - Harwood Realty Corp.
Variance Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to convert a portion of his furniture store to additional retail space, this variance to the parking requirements is requested. Please note that the forms have been changed to reflect the fact that 158 spaces are actually required. This was done with Mr. Peck's concurrence and site plans reflecting this change should be submitted at the hearing.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURES

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: December 26, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #118 - Pasquale Bruno
- Item #120 - Burn Allen Stephenson
- Item #126 - Clarence and Irene McNeal
- Item #127 - Roy L. Chiavacci, et al
- Item #128 - Cook United, Incorporated
- Item #129 - Richard S. and Nancy D. Frank
- Item #131 - Harwood Realty Corp.
- Item #133 - Turnpike Associates

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7100

DAVID H. BENGHE
CHIEF

February 24, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Harwood Realty Corporation

Location: N/S Joppa Road, 158' W of Green Pasture Drive

Item No.: 131

Zoning Agenda: Meeting of January 26, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/pb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3615

THEODORE J. JARVIS
DIRECTOR

February 26, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131 Zoning Advisory Committee Meeting, January 26, 1982 are as follows:

Property Owner: Harwood Realty Corporation
Location: N/S Joppa Road 158' S/W of Green Pasture Drive
Existing Zoning: B.R. & B.R. - CNY

Address: 215
District: 9th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- B. A building/_____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section _____.
- G. A change of occupancy shall be applied for, along with an elevation permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X 1. Comments: It is recommended the 3 spaces, 1 at South/West corner and 2 at the closest permitted parking spaces and be so marked.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Purdum, Chief
Plans Review

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL P.E.
DIRECTOR

MARCH 1, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #131 (1981-1982)
Property Owner: Harwood Realty Corporation
N/S Joppa Road 185' S/W of Green Pasture Drive
Acres: 2.15 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Joppa Road, a County road, is improved on a 70-foot right-of-way as indicated; further improvements are not proposed at this time.

The 30-foot roadway along the westerly property outline, Orchard Tree Lane, is a private road.

Green Pasture Drive, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,
ROBERT A. WORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following findings of facts that:

1. The herein petitioner requests a variance to permit 117 parking spaces in lieu of the required 158 spaces.
2. The subject property, utilized by Gardiner's Furniture for 19 years, is improved with three attached buildings. The rear building has been used entirely as a warehouse, but in order to meet the changing needs of the retail furniture business, the main level is proposed to be used for retail sales and the lower level for warehouse.
3. The side and rear parking areas have not been utilized for employee or customer parking.
4. No protestants appeared at the hearing in opposition to the petition.
5. Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner.
6. The granting of the variance will not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of April, 1982, that the herein Petition for Variance to permit 117 parking spaces in lieu of the required 158 spaces, in accordance with the site plan prepared by Gerhold, Cross & Etzel, marked Petitioner's Exhibit 2, should be approved of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 22, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 26, 1982

RE: Item No: 126, 127, 128, 129, 130, 131, 132, 133
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

4/1
Completed
8-2-13-A

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

March 7, 1982

NOTICE OF HEARING

RE: Petition for Variance
N/S of Joppa Rd., 185' W of Green Pasture Dr.
Harwood Realty Corporation - Petitioner
Case #82-213-A

TIME: 9:45 A.M.

DATE: Thursday, April 1, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: George S. Gardiner
1530 F. Joppa Road
Towson, MD 21204

Jean M. H. Jung
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of Joppa Rd., 185' W of Green Pasture Dr.
Harwood Realty Corp. - Petitioner
Case #82-213-A

Dear Mr. Howard:

This is to advise you that \$63.59 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

82-213
Early Hearing
Met. rec
O.K.

JAMES H. COOK
JOHN B. HOWARD
DAVID B. DOWNES
DANIEL D. TRACY, JR.
JOHN H. ZINK, III
JOE TH. C. WICK, JR.
HENRY B. RECK, JR.
HERBERT R. OGDON, III
THOMAS L. HUDSON
FRANK A. LAFACE, JR.
C. CAREY DELEY, JR.
M. KING HILL, III
LAURENCE MACLEURE, JR.

Mr. Nicholas B. Commodari
Office of Zoning for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Harwood Realty Corporation
Parking Variance
Item 131

Dear Mr. Commodari:

In early January, this office filed a Petition for Zoning Variance on behalf of the captioned client in order to allow the conversion of existing warehouse space to retail space without increasing the required number of parking spaces. The client is most anxious that this matter be scheduled for hearing and the property be posted. In an effort to make the entire Gardiner's furniture store more energy efficient, the client has already done a good bit of work in the form of insulation, duct work and a drop ceiling in the entire area which will hopefully be converted to retail space. They have an overall plan which would involve all three sections of the store, none of which can begin until they know the disposition of the pending retail use. In the current economic climate, it is most important that they press ahead with the remaining work and that their operation return to normal as quickly as possible. Therefore, anything which could be done to expedite the scheduled hearing and posting of the property would be most appreciated. If there is anything that either the client or we can do to assist in assuring an early hearing date, please let me know.

Many thanks and with kind regards.

Sincerely,

Henry B. Reck, Jr.
Henry B. Reck, Jr.

HBP:ksl

cc: Mr. George S. Gardiner

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Joppa Road, 185 ft. West of Green Pasture Dr.
DATE & TIME: Thursday, April 1, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 117 spaces in lieu of the required 158 spaces

The Zoning Regulation to be excepted as follows:
Section 409.2b- required parking spaces

All that parcel of land in the Ninth District of Baltimore County

Being the property of Harwood Realty Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 1, 1982 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 2, 1982

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of Joppa Rd., 185' W of Green
Pasture Dr. - 9th Election District
Harwood Realty Corporation -
Petitioner
NO. 82-213-A (Item No. 131)

Dear Mr. Howard:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

CAROL A. GERHOLD
PHILIP A. CROSS
JOHN F. ETZEL
WILLIAM E. GORDON
SUTHER F. LARSON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
613-4373

EMERITUS
PHILIP G. DOLLEBERG
FRED H. DOLLEBERG

January 11, 1982

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the north side of Joppa Road, 70 feet wide, at the distance of 185 feet measured along the north side of Joppa Road from the southwest side of Green Pasture Drive and running thence and binding on the north side of Joppa Road, South 61 degrees 30 minutes 53 seconds West 127.76 feet, thence leaving said road and binding on the outlines of the land of the petitioner herein, the five following courses and distances viz: North 8 degrees 29 minutes 07 seconds West, binding on the West side of a 30 foot private right of way, 534.42 feet, North 61 degrees 30 minutes 53 seconds East 135.76 feet, South 26 degrees 50 minutes 37 seconds East, binding on the southwest side of Green Pasture Drive, 388.15 feet, South 61 degrees 30 minutes 53 seconds West 130.23 feet and South 8 degrees 29 minutes 07 seconds East 166.02 feet to the place of beginning.

Containing 2.15 Acres of land more or less.

GARDINER'S FURNITURE
(TENANT OF HARWOOD REALTY, PETITIONER)

Carson Parking Lot

	11 A.M.	2 P.M.	7 P.M.
Wed., 3/24/81	16	18	5
Thurs., 3/25/81	18	21	15
Fri., 3/26/81	15	17	16
Sat., 3/27/81	13	17	8
Mon., 3/29/81	20	21	16
Tues. 3/30/81	16	21	11
Wed., 3/31/81	17	15	7

ABOVE FIGURES INCLUDE EMPLOYEE PARKING OF
APPROXIMATELY 12 CARS DURING DAYTIME AND
APPROXIMATELY 5 IN THE EVENING

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 8, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of January 26, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments
for items numbers 126, 127, 128, 129, 130, 131 and 133.

Sincerely,

Michael S. Flanagan
Engineering Associate II

MSF/rjl

Gardiner
82-213-A
4/1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 15th day of February, 1982.

Filing Fee \$2,000 Received: ☒ Check

☐ Cash

☐ Other

Item 131

William E. Hammond, Zoning Commissioner

Petitioner George Gardiner Submitted by Harry Pick

Petitioner's Attorney John B. Howard Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

John B. Howard, Esquire
210 Allegany Avenue
Towson, Md. 21204

Gerhold, Cross & Stral
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of February, 1982.

William E. Hammond
Zoning Commissioner

Petitioner Harwood Realty Corp.

Petitioner's Attorney John B. Howard, Esq.

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petition
for Variance
9TH DISTRICT

ZONING: Petition for Variance
LOCATION: North side of
Joppa Road, 185 ft.
West of Green Pasture Dr.
DATE & TIME: Thursday,
April 1, 1982 at 9:45
A.M.

PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson, Md.
The Zoning Commission
of Baltimore County
will hold a public hearing
on the petition for variance
to permit 117 spaces in lieu
of the required 188 spaces.
The Zoning Regulation to
be accepted as follows:
Section 409.25 - required
parking spaces.

All that parcel of land in
the Ninth District of Baltimore
County, State of Maryland
and described as follows to wit:

Beginning for the same at a
point on the north side
of Joppa Road, 70 feet
wide, at the distance of 185
feet measured along the
north side of Joppa Road
from the southwest side of
Green Pasture Drive and
running thence and binding
on the north side of Joppa
Road, South 81 degrees
30 minutes 53 seconds
West 127.78 feet, thence
leaving said road and
binding on the out-
lines of the land of the
petitioner herein, the five
following courses and
distances viz: North 8 degrees
29 minutes 07 seconds
West, binding on the west
side of a 30 foot private
right of way, 52.41 feet,
North 81 degrees 30 minutes
53 seconds East 168.02 feet
to the place of beginning.
Containing 2.15 Acres of
land more or less.

Being the property of
Harwood Realty Corporation,
as shown on plat plan
filed with the Zoning Department.
Hearing Date: Thursday,
April 1, 1982 at 9:45
A.M.
Public Hearing: Room
106, County Office Building,
111 W. Chesapeake
Avenue, Towson,
Maryland.

BY ORDER OF
William E. Hammond
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 1, 1982 ACCOUNT 01-662

RECEIVED FROM John B. Howard, Esquire
FOR Advertising and Posting Case No. 82-213-A

AMOUNT \$25.00

VALIDATION OR SIGNATURE OF CASHIER

No. 106842

625544

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-213-A

Date March 23, 1982

This office is not opposed to the Petitioner's request.

Norman E. Gerber per J. Howard
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:rmc

PETITION FOR VARIANCE
9TH DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Joppa
Road, 185 ft. West of Green Pasture
Dr.
DATE & TIME: Thursday, April 1,
1982 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Baltimore
County, by authority of the
Zoning Act and Regulations of Baltimore
County, will hold a public
hearing:

Petition for Variance to permit
117 spaces in lieu of the required
188 spaces.
The Zoning Regulation to be
accepted as follows:
Section 409.25 - required parking
spaces.

All that parcel of land in the
Ninth District of Baltimore County
all that piece or parcel of land
situate lying and being in the
Ninth Election District of Baltimore
County, State of Maryland and
described as follows to wit:
Beginning for the same at a point
on the north side of Joppa Road,
70 feet wide, at the distance of 185
feet measured along the north side
of Joppa Road from the southwest
side of Green Pasture Drive and
running thence and binding on the
north side of Joppa Road, South
81 degrees 30 minutes 53 seconds
West 127.78 feet, thence leaving
said road and binding on the out-
lines of the land of the petitioner
herein, the five following courses
and distances viz: North 8 degrees
29 minutes 07 seconds West, binding
on the west side of a 30 foot
private right of way, 52.41 feet,
North 81 degrees 30 minutes 53
seconds East 168.02 feet, South 81
degrees 30 minutes 53 seconds East,
binding on the southwest side of
Green Pasture Drive, 168.02 feet,
South 81 degrees 30 minutes 53
seconds West 130.25 feet and South
8 degrees 29 minutes 07 seconds
East 168.02 feet to the place of
beginning.
Containing 2.15 Acres of land more
or less.

Being the property of Harwood
Realty Corporation, as shown on
plat plan filed with the Zoning
Department.
Hearing Date: Thursday, April 1,
1982 at 9:45 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Mar. 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 11, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 11th day of
March, 1982, before the 1st day of March, 1982, the first publication
appearing on the 11th day of March, 1982.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 105727

DATE 3/2/82 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM John B. Howard, Esquire
FOR Filing Fee for Case #82-213-A (Harwood Realty)

VALIDATION OR SIGNATURE OF CASHIER

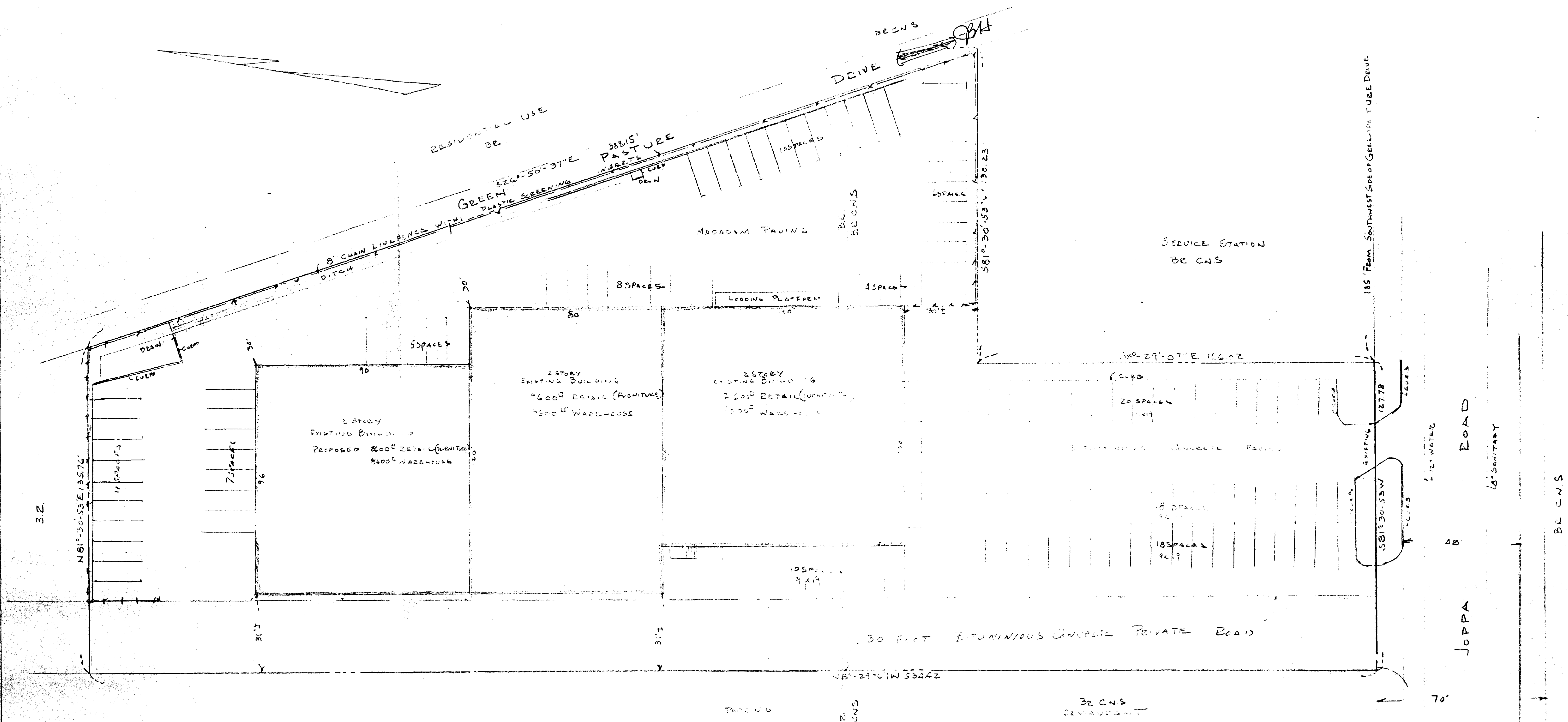
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 3/14/82
Posted for: Harwood Realty Corp.
Petitioner: Harwood Realty Corp.
Location of property: 185' W. of Joppa Rd., 185' N. of Green Pasture Dr.
Location of Signs: 185' W. of Joppa Rd., 185' N. of Green Pasture Dr.
Remarks: 185' W. of Joppa Rd., 185' N. of Green Pasture Dr.
Posted by: William E. Hammond Signature Date of return: 3/14/82

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: OI										
Previous case: nearby 80-54										
Revised Plans: Change in outline or description										
Map #										





AREA = 2.15 ACRES ±
 EXISTING ZONING BR.4 BR.CNS
 PROPOSED: VARIANCE FOR PARKING
 117 SPACES IN LIEU OF REQUIRED 158 SPACES

PARKING DATA
 RETAIL AREA $30840 \div 200 = 154$ SPACES REQUIRED
 WARE HOUSE 7 EMPLOYEES + 3 = 3 SPACES REQUIRED
 TOTAL = 158 SPACES REQUIRED
 NO. OF SPACES PROVIDED = 117

ZONING PLAT
 PROPERTY LOCATED
 IN
 9TH ELECTION DISTRICT BALTO. CO. MD

PETITIONER'S
 EXHIBIT 2

SCALE - 1" = 20' JANUARY 10, 1982
 GERHOLD, CROSS & ETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVE - TOWSON, MD

DATE	1/10/82
PROJECT	117
DISTRICT	9
NO.	1/2872
TYPE	HEARING
BY	WJH
DATE	

